

# \$739,000 - 147 89 Street Sw, Calgary

MLS® #A2252775

**\$739,000**

4 Bedroom, 4.00 Bathroom, 1,390 sqft

Residential on 0.08 Acres

West Springs, Calgary, Alberta

OPEN HOUSE on Sep. 7 (Sun) 11am-2pm!!  
Welcome to West Springs – A Beautiful Family Home Awaits. Proudly presenting an exceptional opportunity to live in the highly sought-after Southwest community of West Springs. This former Avi show home has been tastefully updated and offers nearly 2,200 sq. ft. of inviting living space designed for both comfort and style. Step inside to discover a warm, relaxed charm enhanced by newly installed luxury vinyl plank flooring, fresh paint, stylish lighting, and abundant windows that fill the home with natural light. The heart of the home is the kitchen, showcasing richly stained cabinetry, recently upgraded stainless steel appliances, and a convenient pantry. Just off the kitchen, the spacious dining room easily seats eight, making it perfect for hosting family gatherings and dinner parties. Upstairs, the bright and airy primary suite comfortably fits a king-size bed and includes a generous walk-in closet. The owner's ensuite offers an expansive vanity with excellent countertop space and abundant storage. Two additional bedrooms share a full 4-piece bathroom, ideal for children, guests, or a home office. Outside, the sunny west-facing backyard becomes your private retreat – perfect for playtime with the kids, weekend barbecues, or relaxing on the large deck with pergola. Notable highlights include Double detached garage, Central air conditioning, Expansive deck with pergola, New LVP flooring & fresh paint and Updated light fixtures. With a prime location close to



schools, pathways, shopping, restaurants, and transit, and quick access to Westside Recreation Centre and Stoney Trail, this home combines everyday convenience with lasting value. This is more than a house—it's your family's next chapter in West Springs. Welcome home!

Built in 2009

### Essential Information

MLS® #	A2252775
Price	\$739,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,390
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	147 89 Street Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Dock
Lot Description	Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 30th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
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